

**RE: CASE NO: C-7283 - PRELIMINARY PLAT OF MORGAN GLEN, A PART OF THE SE ¼ OF SECTION 14, TOWNSHIP 11 NORTH, RANGE 5 WEST OF THE INDIAN MERIDIAN, OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA**

**PROPOSED USE: 269 SINGLE FAMILY RESIDENTIAL LOTS ON 76.91 ACRES**

1. 269 HOMES ON 77 ACRES WOULD BE A POPULATION INCREASE OF APPROXIMATELY 1000 PEOPLE OR MORE. THE PROPOSED LOT WIDTHS OF 50 FEET ARE APPROXIMATELY THE SIZE OF TWO PARALLEL PARKED VEHICLES. PLEASE SEE INCLUDED PHOTOS.
2. ALL HOMES ALONG SW 44<sup>TH</sup> STREET, FROM MORGAN ROAD WEST TO MORGAN TERRACE, ARE ON 3 TO 5+ ACRE LOTS ON BOTH SIDES OF 44<sup>TH</sup> STREET. AS WELL AS ON MORGAN TERRACE, NORTH ½ MILE TO WIMBERLY ESTATES.
3. HOMES IN WIMBERLY ESTATES ADDITION ARE ON 1 ACRE OR LARGER LOTS, WITH HOME SIZES FROM APPROXIMATELY 2000 SQUARE FEET UP TO 4800 SQUARE FEET.
4. EXISTING HOME AND PROPERTY VALUES ALONG SW 44<sup>TH</sup>, MORGAN TERRACE, AND IN THE WIMBERLY ESTATES ADDITION, WILL BE NEGATIVELY IMPACTED BY THE PROPOSED LOT SIZES AND CROWDED ADDITION. THE PROPOSED LOTS AND HOMES PLATTED AS 50FT WIDE BY 120FT DEPTH, ARE WAY TOO SMALL FOR THIS IMMEDIATE AREA. THIS SIZE LOTS AND HOMES FALL INTO DISREPAIR QUICKLY AND OUR HOME VALUES WOULD FALL EVEN FURTHER IN THE FUTURE.
5. TRAFFIC ON SW 44<sup>TH</sup> STREET ALONE WOULD INCREASE BY APPROXIMATELY 900 TO 1000 VEHICLES A DAY OR MORE. MORNING AND EVENING COMMUTES WILL BE A NIGHTMARE WITH THIS LARGE OF AN INCREASE IN VEHICLES/TRAFFIC.
6. MUSTANG SCHOOLS ARE OVERFLOWING NOW. TRAFFIC IS BACKED UP FOR BLOCKS BY PARENTS WAITING TO DROP-OFF/PICK-UP THEIR CHILDREN BEFORE AND AFTER SCHOOL. PLEASE SEE INCLUDED PHOTOS. THE MUSTANG SCHOOL SYSTEM JUST ADDED 3 NEW SCHOOLS IN THE LAST 2-3 YEARS BY PASSING \$180 MILLION BOND ISSUE. VOTERS AT THE APRIL 6, 2021 ELECTION REJECTED ANOTHER \$10.9 MILLION BOND ISSUE FOR MUSTANG SCHOOLS.
7. ALL OF THE EXISTING HOMES ALONG SW 44<sup>TH</sup> AND ALONG MORGAN TERRACE ARE ON WATER WELLS. THERE IS JUSTIFIED CONCERN ABOUT THE QUALITY (AND QUANTITY) OF OUR WATER BEING NEGATIVELY IMPACTED BY POLLUTION, RUN-OFF, AND DRAINAGE FROM THE PROPOSED 269 HOMES ON APPROXIMATELY 77 ACRES, AND THE ADDITIONAL 900-1000 PEOPLE.
8. OUR EXISTING "QUIET, USE AND ENJOYMENT" WILL BE TERRIBLY DISRUPTED FROM NOW ON BY THIS NUMBER OF HOMES, TRAFFIC, AND POPULATION EXPLOSION.
9. THERE IS A REAL CONCERN ABOUT FLOODING AND DRAINAGE PROBLEMS AT THE SOUTHEAST CORNER AREA OF WIMBERLY ESTATES AND AT THE CUL-DE-SAC AT THE END OF SW 36<sup>TH</sup> ALONG MUSTANG CREEK AND ITS TRIBUTARIES.
10. WE ARE NOT AGAINST GROWTH, BUT 269 HOMES ON APPROXIMATELY 77 ACRES IS TOO MUCH! THE "R-A ZONING" WOULD BE IDEAL, BUT AT LEAST SET A MINIMUM HOME SIZE OF 2000 SQUARE FEET, WITH THE INDIVIDUAL LOT SIZING APPROPRIATE FOR THIS SIZE HOME.

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11. EVERY NEIGHBOR WE SPOKE WITH THAT HAD RECEIVED A NOTICE OF HEARING ON THIS PRELIMINARY PLAT OF MORGAN GLEN (AND A FEW THAT DIDN'T RECEIVE THE NOTICE) OBJECTS TO THE NUMBER OF HOMES AND LOT SIZES:

MR. JOHN LEACH  
3640 CLAY DRIVE

CHARLES O'DELL  
9840 SW 44<sup>TH</sup> STREET

RICK & SHELLY HINES  
10000 SW 36<sup>TH</sup> STREET

DOLLY PRIEST  
1000 SW 44<sup>TH</sup> STREET

DANIEL VINOOTH  
10008 SW 36<sup>TH</sup> STREET

STEVE & LINDA RIGGS  
10132 SW 44<sup>TH</sup> STREET

BRETT BRADBURY  
10016 SW 36<sup>TH</sup> STREET

JANA GORDON  
10138 SW 44<sup>TH</sup> STREET

STEVE GRIFFIN  
10017 SW 36<sup>TH</sup> STREET

GARY O'DELL  
10148 SW 44<sup>TH</sup> STREET

JAMES SHOLAR  
9928 SW 36<sup>TH</sup> STREET

MRS. LEMLEY  
4101 S. MORGAN ROAD

TRACY CHAPMAN  
9924 SW 36<sup>TH</sup> STREET

MR. & MRS. MATHEW MELOT  
3709 WIMBERLY CREEK DRIVE

BILL EASLEY  
4101 MORGAN TERRACE

MRS. EVANS  
3701 WIMBERLY CREEK DRIVE

MIKE TURK  
3915 MORGAN TERRACE

LANDON JONES  
3301 WIMBERLY DRIVE

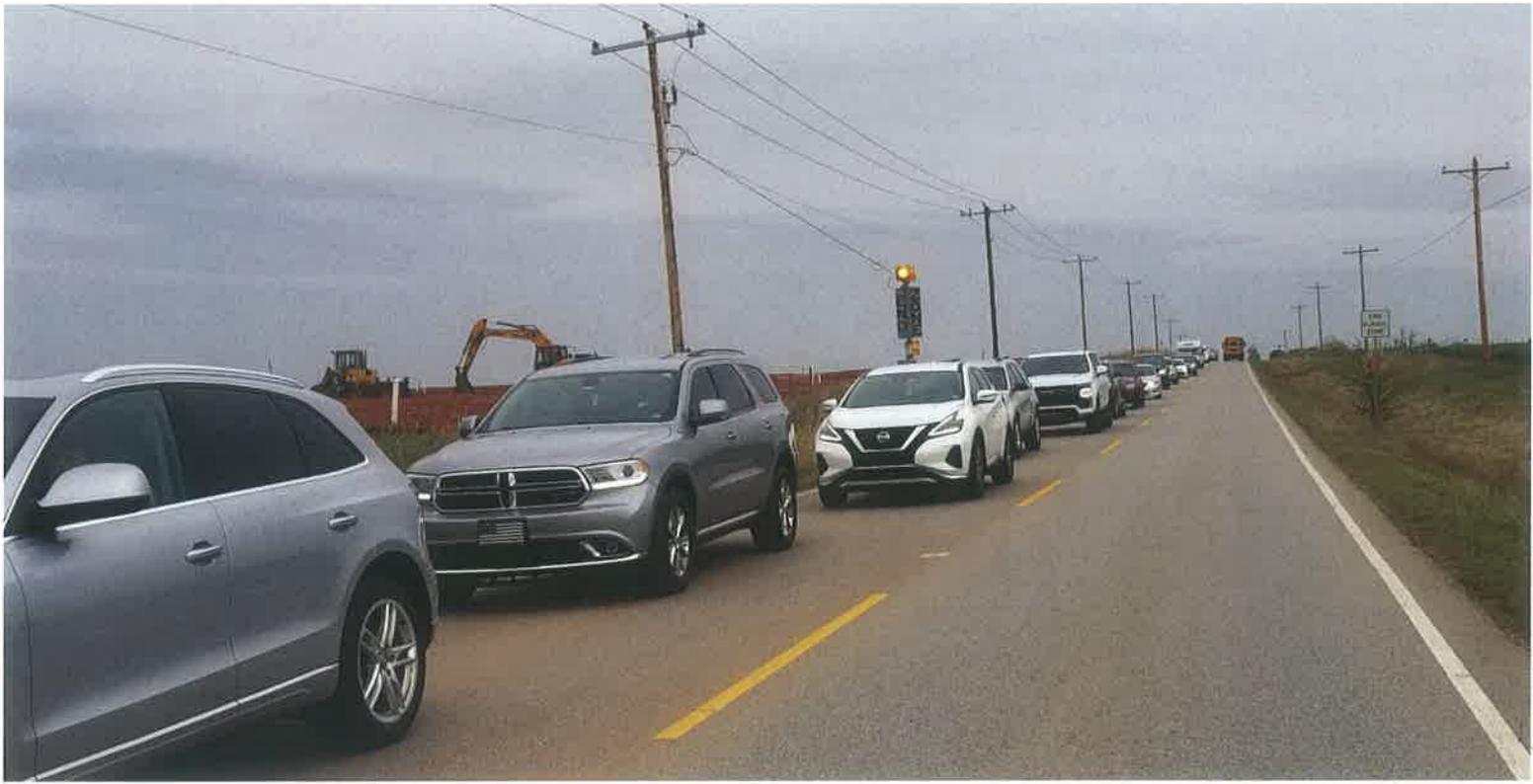
KEVIN & TRESA PURCELL  
9989 SW 44<sup>TH</sup> STREET

CAMELLA & JOHNNY GOINS  
3301 WIMBERLY CREEK DRIVE

JASON HALEY  
9820 SW 44<sup>TH</sup> STREET



LOOKING SOUTH FROM APPROXIMATELY THE ½ MILE LINE AT SARA ROAD AND SW 44<sup>TH</sup> STREET



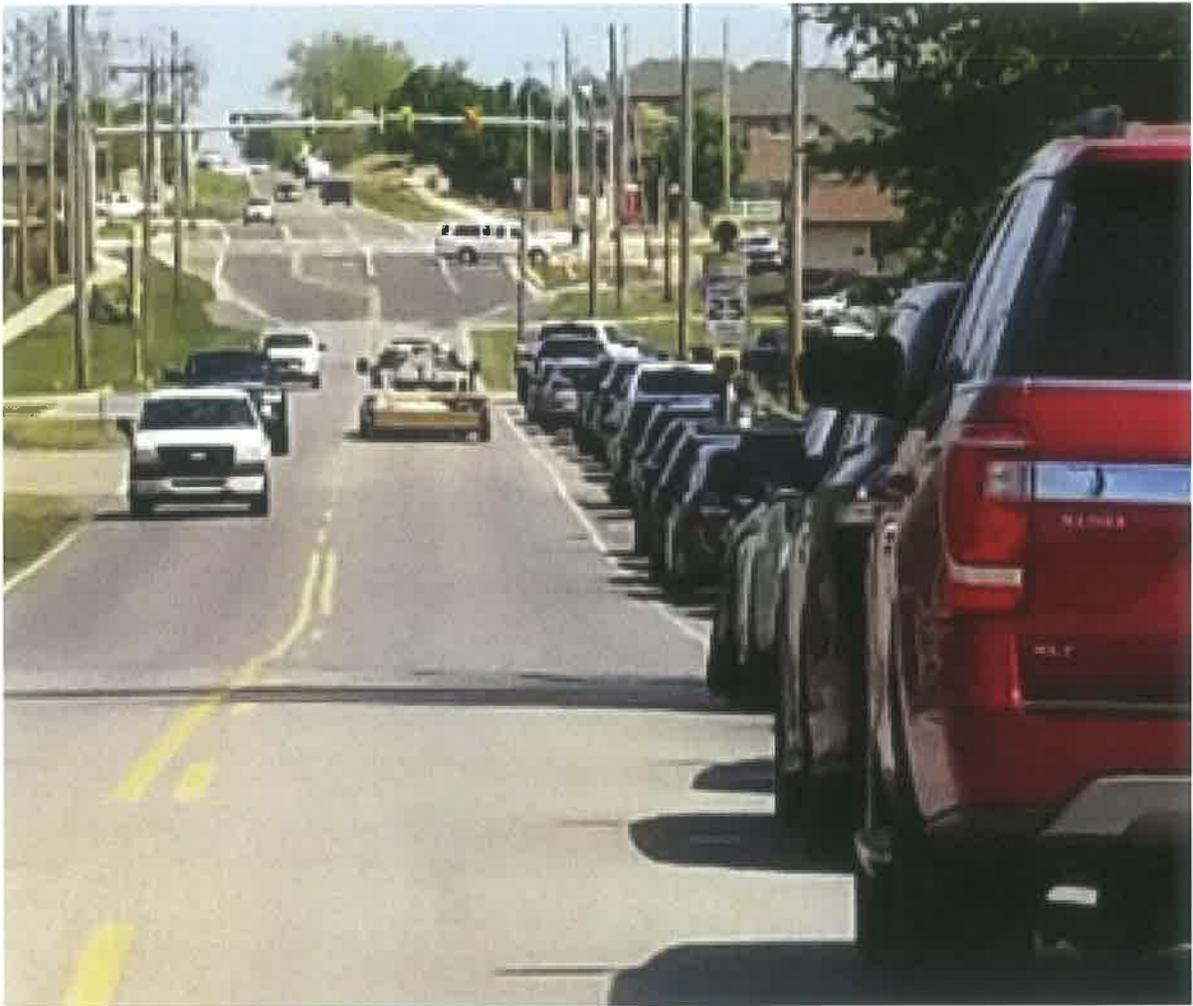
LOOKING SOUTH FROM APPROXIMATELY THE ½ MILE LINE AT SARA ROAD AND SW 44<sup>TH</sup> STREET



LOOKING NORTH FROM APPROXIMATELY THE ½ MILE LINE AT SARA ROAD AND SW 44<sup>TH</sup> STREET



LOOKING EAST FROM ENTRANCE TO WINBERLY ESTATES AND SW 29<sup>TH</sup> STREET AT APPROXIMATELY ¼ MILE LINE



LOOKING EAST FROM ENTRANCE TO WINBERLY ESTATES AND SW 29<sup>TH</sup> STREET AT APPROXIMATELY ¼ MILE LINE



PROPOSED 50FT LOT WIDTHS ARE APPROXIMATELY THE LENGTH OF 2 PARKED VEHICLES